

TOWNSHIP OF WALL

ORDINANCE NO. 26 - 1993

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING CHAPTER VIII "TRAILERS AND TRAILER CAMPS" OF "REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WALL, 1977" AS AMENDED AND SUPPLEMENTED.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wall that Chapter VIII "Trailers and Trailer Parks" of "The Revised General Ordinances of the Township of Wall, 1977" be and is hereby further amended and supplemented as follows:

Section 1. Chapter VIII, "Trailers and Trailer Parks", Section 8-1, "DEFINITIONS". and Section 8-2, "LICENSE FOR TRAILER CAMP", shall be deleted in their entirety and replaced by the following;

"CHAPTER VIII

MOBILE HOMES AND MOBILE HOME PARKS

8-1 DEFINITIONS. As used in this chapter:

'Mobile Home' shall mean and include any unit of housing consisting of one or more transportable sections which are substantially constructed off site and, if more than one section, are joined together on site; built on a permanent chassis; designed to be used, when connected to utilities, as a dwelling on permanent or nonpermanent foundation; and so designed, constructed or reconstructed or added to by means of accessories in such manner as to permit the occupancy thereof as a dwelling or sleeping place for one or more persons, or as living and business quarters combined, and having no foundation other than wheels, jacks or shirtings.

8-2 LICENSE FOR MOBILE HOME PARK.

8-2.1 Required. No person shall operate or conduct a Mobile Home Park within the territorial limits of the township, except in conformity with this section and without first obtaining a license therefor, as hereinafter provided.

8-2.2 Application for License. Any person desiring to obtain a license to operate or conduct a Mobile Home Park shall make application therefor to the township clerk; which application shall be accompanied by a plan or map of the land and premises intended to be used as a Mobile Home, which such map shall set forth in detail the proposed trailer sites, the location and size of the utility building and the location and size of the septic tank or tanks.

8-2.3 Mobile Home Park License Fee. The application shall also be accompanied by a fee of one hundred fifty (\$150.00) dollars which shall be the yearly fee commencing with January 1 of each year.

8-2.4 Mobile Home Fee. In addition to the license fee of one hundred fifty (\$150.00) dollars paid upon issuing of the license, the licensee shall pay the sum of two (\$2.00) dollars per month for each Mobile Home space occupied by any Mobile Home.

8-2.5 Quarterly Report; Payment of Fees. On or before the tenth day of January, April, July and October of each year, the licensee shall file with the township clerk on a form furnished by the clerk a return under oath stating the

number of Mobile Home spaces occupied by the Mobile Home in his Mobile Home Park during each of the preceding three (3) calendar months, and state or territory which issued the license plates for each Mobile Home, and accompanying Mobile Home and the license number thereof, and the name and address of each Mobile Home owner. At the time of the filing of said return, the licensee shall pay to the township clerk two (\$2.00) dollars for each month for each Mobile Home space which is shown by the report or occupied by a Mobile Home.

8-2.6 Violation; Failure to Report. If on January 10 of any year the return is not made for the preceding calendar months, which would be the last three months of the previous year, and the payment required thereunder is not paid, then failure to make the report or to pay such monies shall constitute a violation of the then existing license the same as though the license fee so required to be paid were a part of the year for which the license is issued.

8-2.7 Penalties; License Revocation. The established fee paid for each Mobile Home space occupied for the time aforesaid shall be a part of the license fee to be paid by the licensee operating the Mobile Home Park and failure to make the return and failure to pay such additional part of the licensee fee shall constitute a violation of this chapter and in addition to the penalties imposed herein, the license may be revoked by the mayor and township committee.

8-2.8 Issuance of Licenses. Upon receipt of the

application, plan and license fee, the clerk shall issue a license permitting the operation of a Mobile Home Park on the premises shown on such plan provided same conforms to the provisions of this section.

8-2.9 Expiration of License. All licenses issued pursuant to this chapter shall expire on December 31 next succeeding its issuance.

8-2.10 Transfer Fee for Mobile Home Park License. The fee for transfer of Mobile Home Park licenses shall be five (\$5.00) dollars.

8-2.11 Exception. This article is not intended to, nor shall apply to any trailer not used as a dwelling, sleeping place or living or business quarters.

8-2.12 Limitation of Mobile Home Park Licenses. Not more than six Mobile Home Parks shall be permitted or licensed in the township.

8-2.13 Capacity of Mobile Home Parks Limited. Not more than 42 Mobile Homes shall be parked or permitted in each Mobile Home Park. No Mobile Home Park shall have more than 42 Mobile Home sites.

8-2.14 Distance between Mobile Homes. No person shall park any Mobile Home nearer another Mobile Home than ten feet, and no person holding a license to operate a Mobile Home Park shall permit, suffer or allow on the camp any Mobile Home to park nearer another Mobile Home than ten feet.

8-2.15 Mobile Home Park Register. It shall be the

duty of the licensee to keep a register containing a record of all Mobile Home owners and occupants located within the park. The register shall contain the following information:

- a. Name and address of each occupant.
- b. The make, model and year of all automobiles and Mobile Homes.
- c. The site assigned to such trailer.

8-2.16 Inspection of Register. The licensee shall keep the register available at the licensed premises for inspection at all times by law enforcement officers, public health officials and other officials whose duties necessitate acquisition of the information contained in the register. The register records shall not be destroyed for period of three years following the date of registration.

8-2.17 Parking Mobile Homes. No person shall park any Mobile Home at any licensed Mobile Home Park except on a Mobile Home site as shown upon the plan filed with the application, and no person who operates a Mobile Home Park shall permit, suffer or allow to be parked at his Mobile Home Park any Mobile Home except on a Mobile Home site as shown on the plan, and no person shall park any Mobile Home in the township except upon premises which conform to the provisions of this chapter.

8-2.18 Water Supply. Each Mobile Home Park shall be equipped with its own supply of running water, and where the Mobile Home Park is within an area of the township in which

water service is available, the same shall be connected to public water main. If water for use of occupants of trailers is secured from a well, a water storage tank of at least 25 gallons capacity for each Mobile Home site, maintaining a pressure of at least 20 pounds for each outlet, shall be installed.

8-2.19 Septic Tanks. Each Mobile Home shall be required to connect to sewer service where available. Where sewer service is not available each Mobile Home Park shall be equipped with a septic tank having a capacity equal to 50 cubic feet per trailer site, which shall be maintained on the licensed premises and be constructed in conformity with the regulations of the Township Board of Health. This requirement shall be in addition to the septic tank required for public toilet and laundry facilities.

8-2.20 Distances Required for Mobile Home Sites. No Mobile Home site, as shown upon the aforementioned plan, shall be located nearer than 20 feet from the utility house or from the septic tank, nor nearer any public street or road than 20 feet, nor nearer any lot line than three feet.

8-2.21 Driveway Required. Each row of Mobile Homes shall be separated by a driveway having a width of 30 feet or more.

8-2.22 Garbage Pickup. The Mobile Home Park owner shall be responsible for garbage and trash collection and removal from the premises not less than twice a week.

8-2.23 Payment of Taxes. No license for a Mobile Home Park shall be issued until such time as the township clerk receives a certification from the tax collector that all real property taxes and assessments pertaining to the property on which the Mobile Home Park is located are current and that no such taxes or assessments are then due and owing.

8-2.24 Snow Removal. The Mobile Home Park owner shall be responsible for clearing snow from all streets within 24 hours after the end of the snow storm.

In the event that it becomes necessary for the township committee to authorize the plowing of streets within a Mobile Home Park, the same shall be done under the direction of the Department of Public Works, which will certify the cost thereof to the township committee, which shall examine the certificate and, if found correct, shall cause the cost as shown thereon to be charged against the lands. The amount so charged shall forthwith become a lien upon such lands and shall be added to and become and form a part of the taxes next to be assessed and levied upon such lands, the same to bear interest at the same rate as other taxes and to be collected and enforced by the same officers and in the same manner as taxes.

8-2.25 Street Maintenance. The Mobile Home Park owner shall be responsible for maintaining all streets and roadways within the Mobile Home Park.

8-2.26 Street Lighting. The Mobile Home Park owner

shall be responsible for providing street lighting within the Mobile Home Park during the period commencing one-half hour before sunset and ending one-half hour after sunrise. Illumination times shall be adjusted within one week of daylight savings time/standard time adjustments.

8-2.27 Landscaping. The Mobile Home Park owner shall be responsible for all trees, plants, shrubbery or landscaping beyond a ten foot (10') perimeter of any individual Mobile Home. Any such trees, plants or shrubbery within a ten (10') foot perimeter of an individual Mobile Home shall be the responsibility of the owner of the Mobile Home.

8-2.28 Water Supply. The Mobile Home Park owner shall be responsible for the installation and maintenance of water mains up to the individual water meter servicing each individual Mobile Home. The Mobile Home owner shall be responsible for maintenance of the water main from the water meter to the Mobile Home."

Section 2. All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistency.

Section 3. Should any section, paragraph, clause or any other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this Ordinance.

Section 4. This Ordinance shall take effect immediately upon its passage and publication according to law.

NOTICE

Notice is hereby given that the forgoing ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on *Oct. 26, 1993* and will be further considered for final passage and adoption at the Wall Township Municipal Building 2700 Allaire Road, Wall Township, New Jersey, on *Nov. 9, 1993* at 8:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's office in the Township of Wall, to the members of the general public who shall request same.

BEATRICE M. GASSNER, C.M.C.
Township Clerk